

Sanpete County Planning Commission

September 9, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Joseph Scholes
Thell Stewart
Mary Anderson
Gene Jacobsen

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Steve Anderson requested that an amendment be made to the Minutes of August 12, 2009, stating that the denial of David Christensen's request for a zone change was based on these lots encroaching on the common use area, and no documentation was presented for approval on all existing lot owners. Motion is made by Garth Sorenson to approve the Planning Commission Minutes of August 12, 2009 with amendment made by Steve Anderson. Motion seconded by Joseph Scholes, the motion passed.

CHARLES & ELAINE CUMMINS' REQUEST FOR A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER ON LOT 16, PLAT M, IN THE INDIAN RIDGE SUBDIVISION

Charles & Elaine Cummins are present. Mr. Holmstead reviewed their request for a conditional use permit for alternative power for a home they are building on plat m, lot 16, in the Indian Ridge Subdivision. Mr. Cummins explained where the property is and their attempts to obtain electricity. Obtain commercial power as soon as possible. Dale Lewis made a motion to approve conditional use permit with following conditions: install generator in sound proof building, hook up to commercial power as soon as possible, and install inverter which will allow GFCI & smoke alarms to operate correctly. Thell Stewart seconded the motion. Motion passed.

HAROLD & CATHY FARNEMAN'S REQUEST FOR A CONDITIONAL USE PERMIT FOR ALTERNATIVE POWER ON THEIR HOME LOCATED SOUTH OF SPRING CITY

Harold & Cathy Farneman are present. Mr. Holmstead reviewed their request for alternative power for their new home. Mr. Holmstead explained that they plan to use a solar voltaic power system. Questions were asked about this system. Mr. Farneman explained why he cannot obtain commercial electricity from the city. Mr. Farneman further explained that because of the cost to supply electricity from Spring City they opted to try alternative power. Gene Jacobsen made a motion to approve conditional use permit with following conditions: install generator in sound proof building, and install inverter which will allow GFCI & smoke alarms to operate correctly Dale Lewis seconded the motion. Motion passed.

MELANIE GARDNER'S REQUEST FOR A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION, DOG GROOMING

Melanie Gardner is present. Mr. Holmstead reviewed Ms. Gardner's request for a conditional use permit. Ms. Gardner would like to have a dog grooming business in her home. Questions were asked concerning this type of business, and what equipment will be used. Questions were asked about how she plans to advertise. Garth Sorenson made a motion to approve the conditional use permit for dog grooming, and small kennel with the condition that the kennel not exceed the Land Use Ordinance limit of 15 dogs, and that it be maintained as a clean environment. Motion passed.

WOLVERINE GAS & OIL COMPANY OF UTAH'S REQUEST FOR A CONDITIONAL USE PERMIT TO DRILL AN EXPLORATION WELL FOR FINDING OIL AND/OR GAS

Charlie Irons is present. Mr. Holmstead reviewed the company's request to drill an exploration well located in the RA-2 zone just north-west of Mayfield. They would like to begin drilling this fall. Mr. Irons explained that they do have two producing oil wells, which is explained as the good news. The bad news is that they cannot produce the oil without producing CO2 gas. Mr. Irons explained the procedure to take care of the gas. After some discussion, Joseph Scholes made a motion to approve the conditional use permit with conditions: a bond of \$10,000 is provided, any damage to roads or public property will be taken out of the bond to cover repair costs. Garth Sorenson seconded the motion. Motion passed.

ALTA TERRA RANCH, LLC (LEON DAY) REQUEST TO RE-ZONE 11 ACRES FROM RA-2 TO A ZONE

Leon Day is present. Mr. Holmstead reviewed Mr. Day's request, stating that the 81.07 parcel of land is now zoned RA-2 (1 acre) and Mr. Day would like to re-zone 11 acres of this parcel to A zone (5 acres). Mr. Day wants to install a concrete batch plant which is allowed in this zone. He will use the plant to build his home which will be all concrete, and if he sells any concrete from this plant he will need a conditional use permit. Steve Anderson asked about future plans with the batch plant. Gene Jacobsen made a motion to approve the zone change for 11 acres from RA-2 to A zone. Mary Anderson seconded the motion. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Mary Anderson. Motion seconded by Gene Jacobsen. Motion passed.

The meeting adjourned at 8:30 P.M.